

KENNETH R FERREIRA ENGINEERING

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New Bedford MA 02740

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Fax Transmittal Form

To:
Name: *JAY*
CC:
Phone:
Fax:

From:
Date Sent: *Ken*
Number of Pages:

Message:

*Final application
to be filed*



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: PROPOSED SITE PLAN JOE'S AUTO SALES by: FERREIRA ENGINEERING dated: 8-15-14

1. Application Information

Street Address: CORNER OF HATHAWAY ST AND BELLEVILLE AVE VACANT

Assessor's Map(s): 105 Lot(s) 167

Registry of Deeds Book: 10291 Page: 260

Zoning District: IND B

Applicant's Name (printed): JOSE ADAO

Mailing Address: 547 BELLEVILLE AVE NB MA 02740
(Street) (City) (State) (Zip)

Contact Information: 508 328-7723
Telephone Number Email Address

Applicant's Relationship to Property: ☒ Owner ☐ Contract Vendee ☐ Other _____

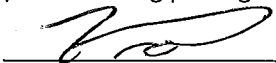
List all submitted materials (include document titles & volume numbers where applicable) below:

EXISTING CONDITIONS PLAN
DEED
ABUTTERS LIST
PICTURES

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

11-15-2014

Date


Signature of Applicant

2. Review Applicability (Check All That Apply to Your Proposal)

Category

- ☐ Residential
- ☒ Commercial
- ☐ Industrial
- ☐ Mixed (Check all categories that apply)

Construction

- ☐ New Construction
- ☐ Expansion of Existing
- ☐ Conversion
- ☐ Rehabilitation

Scale

- ☒ < 2,000 gross sq feet
- ☐ > 2,000 gross sq feet
- ☐ 3 or more new residential units
- ☐ 1 or more new units in existing res. multi-unit
- ☐ Drive Thru Proposed
- ☒ Ground Sign Proposed
- ☐ Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises: VACANT LOT WITH USED CARS

Proposed Use of Premises: SAME

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):
NONE

4. Briefly Describe the Proposed Project:

NOTHING NEW IS PROPOSED MR ADAO PURCHASED THE VACANT LOT TO STORE AND DISPLAY USED VEHICLES IN CONNECTION WITH HIS BUSINESS ACROSS THE STREET JOE'S AUTO MALL THE LICENSING BOARD NOTED IT IN HIS APPLICATION TO USE THAT LOT AS DISPLAY ARE TO FILE SITE PLAN REVIEW

5. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	1.794AC	0	SAME
Lot Width (ft)	550'	N/A	SAME
Number of Dwelling Units	NONE	N/A	
Total Gross Floor Area (sq ft)	NONE	N/A	NONE
Residential Gross Floor Area (sq ft)	NONE	N/A	NONE
Non-Residential Gross Floor Area (sq ft)	NONE	N/A	NONE
Building Height (ft)	NONE	100	NONE
Front Setback (ft)	NONE	25	NONE
Side Setback (ft)	NONE	25	NONE
Side Setback (ft)	NONE	25	NONE

Rear Setback (ft)	NONE	25	NONE
Lot Coverage by Buildings (% of Lot Area)	NONE	50	NONE
Permeable Open Space (% of Lot Area)	0	N/A	61
Green Space (% of Lot Area)	59%	20	SAME
Off-Street Parking Spaces	NONE		NONE
Long-Term Bicycle Parking Spaces	NONE	0	NONE
Short-Term Bicycle Parking Spaces	NONE	0	NONE
Loading Bays	NONE	0	NONE

6. For commercial uses, please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>VARIES</u>	<u>SAME</u>
b) Number of employees:	<u>1</u>	<u>1</u>
c) Hours of operation:	<u>8-6PM</u>	<u>SAME</u>
d) Days of operation:	<u>7 DAYS</u>	<u>SAME</u>
e) Hours of deliveries:	<u>NONE</u>	<u>NONE</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: <u>N/A</u>		

7. Planning Board Special Permits:

☐ The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

8. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

☐ The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

☐ The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

**Narrative to accompany
Request for Site Plan Review
Of
Joe's Auto Mall**

**Map 105 Lot167
Belleville Ave**

Jose Adao operates several used car dealerships across the southcoast including 2 in New Bedford and a new car KIA dealership in Dartmouth

In 2011 he was granted permission by the City Council to park cars there with a condition that he file site plan review. This year the Licensing Board insisted that he comply with process and although his attorney and myself do not see a trigger under zoning we are deferring to the Licensing Board request.

We are requesting waivers from the following technical items from Sec 5440

Utility: there are no utilities on site and none are contemplated

Lighting: since there is no electric service on site lighting is by NSTAR lights on two utility poles facing the car lot shown on plan

Topography: no change

Landscaping: plans are to construct a building in future being designed by an architect Design by a professional. At that time the full compliance will be addressed. We will provide an arborvitae screen along the easterly and northerly property lines along the blacktop services

Drainage: no change to existing grades

In summary we respectfully request that Board approve our request so he can expand his services and inventory.

If there are further questions please do not hesitate to contact me by phone or E-mail :
Kenferreira@comcast.net 508-992-0020

Respectfully submitted by his Engineer

Kenneth R Ferreira RLS,PE
KENNETH R FERREIRA ENGINEERING





Site Plan Review Application Checklist

In order for the City of New Bedford Planning Board to accurately review your project in a timely manner, plan sets submitted with applications must be complete and thorough. A comprehensive understanding of this handout and submittal of all required documents and plans ensures an efficient review of your project.

Unless otherwise noted or determined by Planning Division Staff to not be required, the following information and drawings must be included in the submittal package for your application. For an application to be accepted, each and every item is required at the time of application submittal.

In certain instances, plans, or portions of plans, may be waived when not applicable for the review of a particular type of development, at the discretion of the City Planner. Requests for any such waiver(s) must be submitted, in writing, to Planning Division for consideration prior to application submittal.

All submitted materials must be legible, organized & bound (where appropriate) in a manner that allows for distribution of all proposal materials as 1 package. Please utilize double-sided printing for submitted reports, studies and statements when possible.

Initials Indicate
Item Submitted.

For subparts of the required plans, please mark as follows:

☐ X = Shown on Plans ☐ W = Waiver Requested ☐ NA = Not Applicable

Staff Applicant

- | | | |
|-------|---|--|
| _____ | ✓ | 1. <u>Completed Application Form</u> (with all required signatures; 16 Copies) |
| _____ | ✓ | 2. <u>Completed Site Plan Review Application Checklist</u> (1 original & 15 copies) |
| _____ | ✓ | 3. <u>Plans</u> <ul style="list-style-type: none"><input type="checkbox"/> Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.<input type="checkbox"/> One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)<input type="checkbox"/> All plans oriented so that north arrow points to top of sheet<input type="checkbox"/> Plans shall be drawn at a minimum scale of 1" = 40' or less<input type="checkbox"/> All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate<input type="checkbox"/> Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner<input type="checkbox"/> All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions). |

W 3a. **Cover Sheet**, to include the following information:

- ☐ **Title Block**
 - ☐ Project name/title
 - ☐ Assessor's map and parcel number(s)
 - ☐ Registry Book and Page
 - ☐ Name and address of property owner
- ☐ **Zoning Requirements Table (Indicate Required vs. Provided)**
 - ☐ Zoning District
 - ☐ Lot Area
 - ☐ Lot Frontage
 - ☐ Front, Side & Rear Setbacks of Buildings and Parking Areas
 - ☐ Building Height
 - ☐ Lot Coverage
 - ☐ Green Space
 - ☐ Off-Street Parking Spaces
 - ☐ Compact Parking Spaces
 - ☐ Accessible Parking Spaces
 - ☐ Van Accessible Parking Spaces
 - ☐ Screening Buffers
 - ☐ Percentage of Lot that is Upland
 - ☐ Total Square Footage of Upland
- ☒ **Locus Map** (At a scale of 1 inch = 100 feet, showing the entire project and its relation to existing areas, buildings and roads within a distance of 1,000 feet from the project boundaries or such other distances as may be approved or required by the Planning Board.)
- ☐ **Plan Index** with latest revision date of each individual plan

X 3b. **Existing Conditions Plan**

- ☐ Name of Surveyor or Surveyor Firm
- ☐ Date of survey
- ☐ Property lines with bearings and distances
- ☐ Monuments set/found at all lot corners
- ☐ Easements with bearings and distances suitable for registry filing
- ☐ Names of all abutters
- ☐ Street names
- ☐ Benchmark locations (Based on USGS NGVD – show year)
- ☐ NHESP mapped areas (Areas of Estimated and Priority Habitats)
- ☐ Existing 21E Contaminated Site Information
- ☐ Existing Buildings and Structures
 - ☐ Area of building
 - ☐ Number of stories
 - ☐ Principal use
 - ☐ Setbacks from property lines
 - ☐ Floor elevations
 - ☐ Door locations with sill elevations

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- ☐ Existing Topography:
 - ☐ Contours at 2' intervals (1' contours or additional spot grades if site is flat)
 - ☐ Overhead and underground utilities including but not limited to water, sewer, drainage, electric, telephone, cable TV, gas, septic systems, detention structures, wells
 - ☐ Existing parking/paved areas including pavement type (parking, walkways, etc.)
 - ☐ All Existing Curbcuts
 - ☐ Listing of all existing utility owners and contact info located within the project limits
 - ☐ Adequate utility information outside the site to verify proposed utility connections
 - ☐ All utility pipe types, sizes, lengths, and slopes
 - ☐ All utility structure information including rim and invert elevations
 - ☐ All existing easements within 50 feet of property line-Identify any utility within the easement
 - ☐ All existing utility easements with bearings and distances
 - ☐ Existing pavement markings within site and on connecting roads
 - ☐ Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, poles, guys, signs, loading areas, fire hydrants, dumpster locations, known buried slabs, etc...
 - ☐ Wetlands, floodplain, water protection district delineation including offsets and buffer zones
 - ☐ Streams, water courses, swales and all flood hazard areas
 - ☐ Rock Outcroppings
 - ☐ Test pit locations including groundwater depths when encountered
 - ☐ Historic buildings within 250 feet of the subject property

N/A **3c. Demolition Plan**

- ☐ Existing Conditions Plan plus:
- ☐ Existing Buildings and Structures to be removed/demolished
- ☐ Existing parking/paved areas to be removed/demolished
- ☐ Existing utilities to be removed/demolished
- ☐ Existing hydrants to be removed
- ☐ Existing features to be removed/ demolished such as walls, curbing, landscaping trees, walks, fences, trees over 6" caliper, lighting, poles, guys, signs, etc.
- ☐ Dust Control Measures
- ☐ Proposed construction phase drainage infrastructure plan including (but not limited to) piping and natural watercourse profiles & cross-sections, retention/detention structures, drain manholes, catch basins, gutter inlets, headwalls, water quality BMPs, and erosion & sedimentation control features, etc.

N/A **3d. Construction/Layout Plan**

- ☐ Proposed Buildings and Structures

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- | | |
|---|---|
| <input type="checkbox"/> Area of building or additions | <input type="checkbox"/> Setback dimensions from property lines |
| <input type="checkbox"/> Number of stories | <input type="checkbox"/> Out-buildings, detached garages, temp. construction trailers, etc. |
| <input type="checkbox"/> Principal use | |
| <input type="checkbox"/> Floor elevations | |
| <input type="checkbox"/> Door locations with sill elevations | |
| <input type="checkbox"/> Proposed Topography, including but not limited to: | |
| <input type="checkbox"/> Proposed contours at 2' intervals | <input type="checkbox"/> Curb type(s) and limits |
| <input type="checkbox"/> Parking lot setbacks to property line | <input type="checkbox"/> Lighting / Poles / Guys |
| <input type="checkbox"/> Parking lot grades (not to exceed 5% or be less than 0.5%) | <input type="checkbox"/> Signs (include sign schedule) |
| <input type="checkbox"/> Walls | <input type="checkbox"/> Pavement markings |
| <input type="checkbox"/> Parking spaces (delineated and dimensioned) | <input type="checkbox"/> Loading areas / Loading Docks / Platforms |
| <input type="checkbox"/> Accessible parking spaces & aisles | <input type="checkbox"/> Fences |
| <input type="checkbox"/> Wheelchair ramps | <input type="checkbox"/> Landscape areas |
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Dumpster(s), Compactor(s) & Pads |
| <input type="checkbox"/> Pavement type(s) | <input type="checkbox"/> Spot Grades at 4 Building Corners |
| | <input type="checkbox"/> Overall Plan Showing Areas of Cut & Fill |
| <input type="checkbox"/> Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc. | |
| <input type="checkbox"/> Grading at entrance-show spot grades if required | |
| <input type="checkbox"/> Emergency Vehicle Access | |
| <input type="checkbox"/> Truck Access (WB-50 unless otherwise approved by City Engineer) | |
| <input type="checkbox"/> Snow Storage Areas, with limits of any fence protection (if applicable) | |
| <input type="checkbox"/> Construction notes, including the following notes: | |
| • Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed. | |
| • Any work and material within the City right-of-way shall conform to the City of New Bedford requirements | |
| • All handicap parking, ramps, and access shall conform to AAB & MAAB requirements | |
| • All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission) | |
| • All pavement markings and signs shall conform to MUTCD requirements | |

N/A

3e. Grading and Drainage Plan

- ☐ **Existing Conditions Plan and Construction/ Layout Plan plus:**
- ☐ Existing and proposed site grading/ topography-Contours at 2' intervals (1' contours or additional spot grades if site is flat)

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- ☐ Proposed parking lots, sidewalks, islands, etc.
 - Parking lot grades shall not exceed 5% or be less than 0.5 %
- ☐ Floor elevations & door locations
- ☐ Proposed drainage infrastructure plan including but not limited to piping and natural watercourse profiles & cross-sections, infiltration/ retention / detention structures, drain manholes, headwalls, roof recharge systems, flow direction, water quality BMPs, etc.
- ☐ Adequate information off site to verify proposed drain connections
- ☐ Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes
- ☐ Utility easements with bearings and distances suitable for registry filing
- ☐ Delineation of all stockpile areas
- ☐ Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access
- ☐ For applications associated with residential or commercial/industrial subdivisions, include an overall development plan showing all construction activity and proposed grading for all project phases, and show the proposed building envelope within each house lot and the proposed grading, drainage, and storm water disposal for each lot.
- ☐ A design for the stormwater drainage systems prepared by a Registered Professional Engineer demonstrating that proposed development rates of runoff do not exceed pre-development rates, as required under Massachusetts Stormwater Management Standards.

N/A

3f. Utility and Grading Plan (Show appropriate info from Existing Conditions & Construction/Layout Plan)

- ☐ Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures
 - Adequate utility information outside the site to verify proposed utility connections
 - All utility pipe types, sizes, lengths, and slopes
 - All utility structure information including rim and invert elevations
 - Any utility access vaults
 - All utility access handholes
 - All water services, hydrants, gates, shutoffs, tees
 - Utilities shall be underground if possible
 - All transformer locations
 - Required utility easements with dimensional bearings and distances
- ☐ Force main, if required, conforming to City of New Bedford requirements
- ☐ Water main loop
- ☐ Sewer profile showing all utility crossings
- ☐ Sections through detention basin(s)
- ☐ Include the following notes:
 - The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way
 - All water and sewer material and construction shall conform to the City of New Bedford requirements

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- All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled
- The City shall be notified at least 24 hours prior to the required inspections
- ☐ Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.

~~N/A~~ **3g. Landscape Plan**

- Partial
waive*
- ☒ Location, species & size of all proposed plantings
 - ☐ All existing landscaping to be removed or retained
 - ☐ Plant and tree legend
 - ☐ Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments
 - ☐ Snow storage areas
 - ☐ Proposed irrigation methods (on-site wells to be used unless otherwise approved)
 - ☐ Verify sight distances at entrances

N/A **3h. Erosion Control Plan** (show appropriate information from Existing Conditions and Construction/Layout Plans)

- ☐ Straw bales or straw bale/silt fence combination and compost filter tubes
- ☐ Anti-tracking BMP area at all construction entrances
- ☐ Dust Control (Methods of)
- ☐ Protection of existing and proposed drainage structures with straw bales and/or silt sacks
- ☐ Delineation of all temporary stockpile areas
- ☐ Safety fencing around stockpiles over 10' in height or otherwise restricted site access
- ☐ Straw bales or straw bale/silt fence combination around all stockpiles
- ☐ Include the following notes:
 - All BMP erosion control measures shall be in place prior to demolition or any site work.
 - Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.
 - Maintenance specifications for all proposed erosion and sedimentation controls.

N/A **3i. Floor Plan**

- ☐ Include complete floor plan of all floors (entire building), including existing & proposed work
- ☐ Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes
- ☐ Show the location of all existing and proposed doors, windows, and walls
- ☐ For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, backup generators and/or other major functional components of the proposed project

- ☐ Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash & garbage compaction areas (if any)

N/A

3j. Building Elevations

- ☐ Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project
- ☐ For additions/alterations: label existing and new construction, as well as items to be removed
- ☐ Identify all existing and proposed exterior materials, treatments and colors- including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements
- ☐ Show any exterior mechanical, duct work, and/or utility boxes
- ☐ Include dimensions for building height, wall length and identify existing and proposed floor elevations

N/A

3k. Sign Plan

- ☐ Fully-dimensioned color elevations for all proposed signs
- ☐ Total square footage of existing signs and total square footage of proposed signs
- ☐ Existing and proposed sign locations on site plan
- ☐ Existing and proposed materials and methods of lighting for all signs

N/A

3l. Lighting Plan

- ☐ Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)
- ☐ Height and initial foot-candle readings on the ground and the types of fixtures to be used
- ☐ Plan Must Show Illumination Patterns On-Site and Areas Off-Site
- ☐ New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable
- ☐ Provide Cut Sheet for All Lighting Fixtures

N/A

3m. Detail Sheets (Typical Details)

- | | |
|--|--|
| <input type="checkbox"/> Pavement Section Detail | <input type="checkbox"/> Sewer Manhole Detail (26" cover) |
| <input type="checkbox"/> Sidewalk Detail | <input type="checkbox"/> Detention / Retention Basin Sections (from plan) |
| <input type="checkbox"/> Curb Detail | <input type="checkbox"/> Detention Basin Outlet Structure Detail |
| <input type="checkbox"/> Driveway Detail | <input type="checkbox"/> Miscellaneous Detention / Retention Basin Details |
| <input type="checkbox"/> Wheel Chair Ramp Detail | <input type="checkbox"/> Infiltration Device Details |
| <input type="checkbox"/> Concrete Pad Detail | <input type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.) |
| <input type="checkbox"/> Catch Basin Detail | <input type="checkbox"/> Bollards |
| <input type="checkbox"/> Drainage Manhole Detail | |
| <input type="checkbox"/> Water/Sewer Trench Details (12" envelope) | |

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- | | |
|--|--|
| <input type="checkbox"/> Water and Sewer Trench Sections | <input type="checkbox"/> Sign Detail |
| <input type="checkbox"/> Anti-Seepage Collar Detail | <input type="checkbox"/> Fence Detail |
| <input type="checkbox"/> Flared End Detail | <input type="checkbox"/> Flowable Fill Trench |
| <input type="checkbox"/> Rip Rap Detail | <input type="checkbox"/> Pavement Marking Details |
| <input type="checkbox"/> Straw bales/Silt Fence Detail | <input type="checkbox"/> Handicap Parking/Compact Parking Signs |
| <input type="checkbox"/> Silt Sac Detail | <input type="checkbox"/> Hydrant Detail (American -Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right) |
| <input type="checkbox"/> Compost Filter Tube Detail | <input type="checkbox"/> Thrust Block Detail |
| <input type="checkbox"/> Light Pole Foundation Detail | |
| <input type="checkbox"/> Retaining Wall Details | |
| <input type="checkbox"/> Tree/Shrub Planting Detail | |

X 4. **Project Narrative** (16 Copies), to include adequate summary & description of the proposed project and indicating, where appropriate:

- If submitting a Development Impact Statement (DIS), this Narrative shall be submitted as part of that document
- The number of dwelling units to be built and the acreage in residential use
- Evidence of compliance with parking and off-street loading requirements
- The forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof
- Identification of all land that will become common or public land
- Any other evidence necessary to indicate compliance with the zoning ordinance
- A written statement indicating the estimated time required to complete the proposed project and any and all phases thereof
- A written estimate showing, in detail, the projected costs of all site improvements (and off-site improvement) planned
- Drainage calculations by a registered professional engineer, with storm drainage design conforming to City of New Bedford subdivision regulations, as well as wetland delineations determined by a certified wetland scientist if applicable, for 1, 10, 25 & 100 year storm events

X 5. **Certified Abutters List** (16 copies)

X 6. **Proof of Ownership** (Copy of Deed(s) for All Involved Parcels; 16 Copies)

? 7. **Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board

? 8. **Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board

u/A 9. **Stormwater Management Report** (9 Copies), if required, comprised of the following:

- ☐ MADEP Stormwater Standards Compliance Checklist (signed & stamped)

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- ☐ Overall Project Description
- ☐ Existing Conditions
- ☐ Proposed Improvements
- ☐ Proposed Conditions
- ☐ Hydrologic Analysis for Existing & Proposed Conditions for Milestone Storm Event Intensities
- ☐ Stormwater Management Regulations
- ☐ Summary
- ☐ Appendix - Existing/Proposed Conditions Plans showing the following:
 - ☐ Overall Existing Subcatchment Area Table
 - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
 - ☐ Soil Classifications Table (Existing Soils)
 - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
 - ☐ Overall Proposed Subcatchment Area Table
 - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
 - ☐ Soil Classifications Table (Including Proposed Boron Soils, Etc., if applicable)
 - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
- ☐ Appendix - Hydrologic Analyses
 - ☐ HydroCAD Software Analyses (or equivalent software) Analyses (Existing & Proposed Conditions)
- ☐ Appendix - Illicit Discharge Certification (signed & dated)

X 10. Electronic PDF and AutoCAD Files

- ☐ Shall consist of a CD with a printed CD Label in a CD case
- ☐ CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
- ☐ All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
 - AutoCAD Drawing format (.dwg)
 - Adobe Portable Document Format (.pdf)
- ☐ PDF files shall be created from within the AutoCAD environment and contain Layer information.
- ☐ It is a requirement that each project drawing/sheet created for a project shall be published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.
- ☐ **File Naming:**

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The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [-], underscores [_], and/or parenthesis [()].

Example 1.

A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:

12-34_Existing Conditions1.dwg

12-34_Existing Conditions2.dwg

12-34_Generali.dwg

12-34_Generale.dwg

✕ 11. **Photos Depicting Existing Conditions** (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)

✕ 12. **Completed Department Sign-Off Sheet** (1 original copy)

✕ 13. **Application Fee** (All fees are due at time of application submission)

Official Use Only:

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee: _____

9. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: JOSE ADAO

at the following address: 547 BELLEVILLE AVE NBM 02746

to apply for: SITE PLAN REVIEW

on premises located at: NE CNR HATHAWAY AND BELLEVILLE AVE

for which the record title stands in the name of: BELLEVILLE AVE REALTY TRUST

whose address is: 547 BELLEVILLE AVE NBM 02746

by a deed duly recorded in the:

Registry of Deeds of County: BRISTOL SD Book: 10291 Page: 260

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

11-13-2014

Date

TRUSTEE
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

PLANNING
NOV 10 2014
DEPARTMENT

REQUEST FOR CERTIFIED LIST OF ABUTTERS

Attach the Certified List of Abutters to this certification letter.

The applicant shall complete the request form below, and submit to Planning Department, City Hall, 133 William Street, Room 303, so that a list may be created for use by the applicant.

I Carlos Alvarado, Administrative Assistant to the Board of Assessors of the City of New Bedford, do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Date: 11/12/2014

SUBJECT PROPERTY:

MAP 105 LOT 167

NE Hathaway St.
PCD

LOCATION Belleville Ave (vacant lot)

OWNER'S NAME Belleville Ave Realty Trust, Jose Adao

MAILING ADDRESS 547 Belleville Ave NBM 02746

CONTACT PERSON Kenneth R Ferreira RLS PE

TELEPHONE NUMBER 508 9920020

EMAIL ADDRESS KenFerreira@Comcast.net

REASON FOR REQUEST ~~FEH~~ File for P.B. site plan
review - to parker case for sale

November 10, 2014

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as NE Hathaway Street (105-167). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
105-213	RIVERSIDE AVE	RIVERSIDE LOFTS LIMITED PARTNERSHIP, C/O WINN COMPANY <i>c/o Norseman Properties LLC</i> 6 FANEUIL HALL MARKETPLACE BOSTON, MA 02109
105-169	RIVERSIDE AVE	CLIFTEX LOFTS LLC, C/O WINN COMPANY 6 FANEUIL HALL MARKETPLACE BOSTON, MA 02109
105-216	RIVERSIDE AVE	CLIFTEX LOFTS LLC, C/O WINN COMPANY 6 FANEUIL HALL MARKETPLACE BOSTON, MA 02109
105-180	RIVERSIDE AVE	RIVERSIDE LOFTS LIMITED PARTNERSHIP, C/O WINN COMPANY 6 FANEUIL HALL MARKETPLACE BOSTON, MA 02109
105-115	555 BELLEVILLE AVE	CABRAL MARTA M, 555 BELLEVILLE AVE NEW BEDFORD, MA 02746
105-116	551 BELLEVILLE AVE	SANTOS LEONEL J, SANTOS CELESTE M 551 BELLEVILLE AVENUE NEW BEDFORD, MA 02746
104-6	26 MADEIRA AVE <i>Hathaway + Earle St.</i>	CITY OF NEW BEDFORD, SARAH D OTTIWELL SCHOOL 131 WILLIAM ST NEW BEDFORD, MA 02740
100-1	520 BELLEVILLE AVE	CODY & TOBIN INC, 520 BELLEVILLE AVE. NEW BEDFORD, MA 02746
105-108	3 DESAUTELS ST	MARIANO NOEMIA CARVALHO, 3 DESAUTELS ST NEW BEDFORD, MA 02745
105-114	559 BELLEVILLE AVE	GAIPO MARIA F, 559 BELLEVILLE AVENUE NEW BEDFORD, MA 02746
105-167	HATHAWAY ST	ADAO JOSE "TRUSTEE", LEWIS NANCY D "TRUSTEE" 547 BELLEVILLE AVENUE NEW BEDFORD, MA 02746

105-132	RIVERSIDE AVE	RIVERSIDE LOFTS LIMITED PARTNERSHIP, C/O WINN COMPANY 6 FANEUIL HALL MARKETPLACE BOSTON, MA 02109
105-113	535 BELLEVILLE AVE	JRC REAL PROPERTIES LLC, 535 D BELLEVILLE AVENUE NEW BEDFORD, MA 02746
105-200	547 BELLEVILLE AVE	ADAO JOSE "TRUSTEE", LEWIS NANCY D "TRUSTEE" 547 BELLEVILLE AVENUE NEW BEDFORD, MA 02746

Sincerely,



Patrick C. Day, AICP
Staff Planner

REG OF DEEDS
REG #07
BRISTOL S

02/09/12 1:25PM 01
000000 #3384

FEE \$1824.00

CASH \$1824.00

BK 10291 PG 260
02/09/12 01:21 DOC. 3245
Bristol Co. S.D.

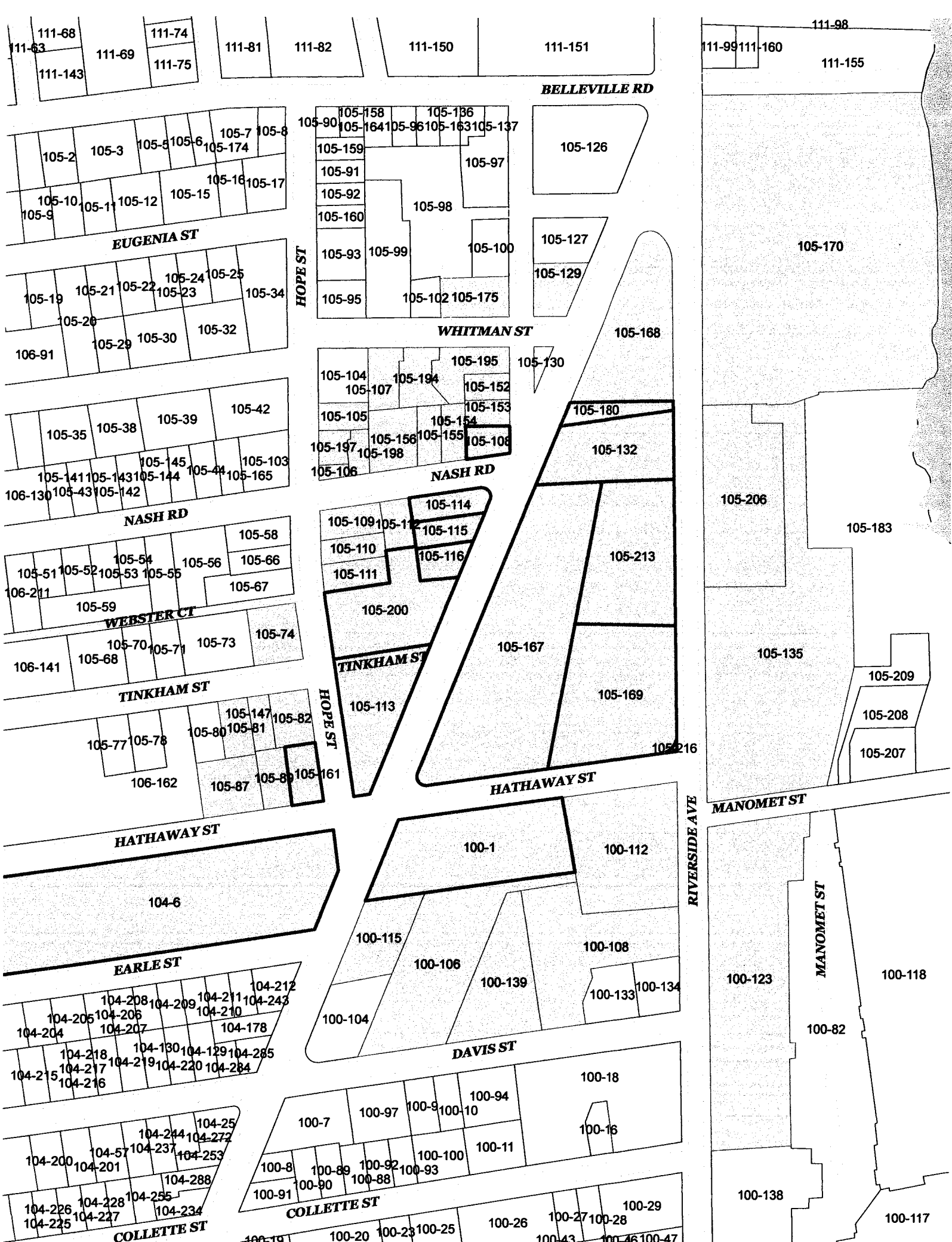
QUITCLAIM DEED

BOSTON COMMON INVESTMENTS, LLC, a Massachusetts limited liability company having a mailing address of 56 Regent Street, Cambridge, MA 02140, for consideration paid, and in full consideration of Four Hundred Thousand (\$400,000.00) Dollars grants to **JOSE ADAO and NANCY D. LEWIS, Trustees of the BELLEVILLE AVENUE REALTY TRUST**, under Declaration of Trust dated May 15, 2003, and recorded at the Bristol County (S.D.) Registry of Deeds in Book 6211, Page 340, of 547 Belleville Avenue, New Bedford, Massachusetts 02746 with QUITCLAIM COVENANTS

the land in New Bedford, Bristol County, Massachusetts, with any buildings thereon, bounded and described as follows:

Northerly	by	land now or formerly of Cliftex Clothing Co., Inc., ninety-three and 70/100 (93.70) feet;
Southeasterly	by	land now or formerly of Cliftex Clothing Co., Inc., four hundred seventy-five and 89/100 (475.89) feet;
Southerly	by	Hathaway Street, two hundred forty and 66/100 (240.66) feet;
Northwesterly	by	Belleville Avenue, three courses totaling five hundred forty-one and 32/100 (541.32) feet.

Street Address:
Vacant Lot of Land
East Side Belleville Ave.
New Bedford, MA



- 2 -

Containing 1.80 Acres.

SAID PARCEL is shown as "PARCEL #3" on a plan of land of the Acushnet Company dated February 2, 1981, Revised April 16, 1981 filed in the Land Court of the Commonwealth of Massachusetts in connection with Land Court Registration Case No. 40872, Pending.

SAID PARCEL has the benefit of License No. 3247 granted by the Commonwealth of Massachusetts to Whitman Mills, dated January 17, 1908, recorded in said Registry in Book 282, Page 294.

Being the same premises conveyed to the Grantor herein by deed of Belleville Realty Corp. recorded herewith.

This conveyance does not represent all or substantially all of the Grantor's assets.

Said premises are conveyed subject to real estate taxes for the current fiscal year, which the Grantee, by the acceptance of this deed, hereby assumes and agrees to pay.

Title not examined.

IN WITNESS WHEREOF, the said BOSTON COMMON INVESTMENTS, LLC has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Albert W. Bussink and Michael R. Devos, its Managers hereunto duly authorized, this 9th day of February 2012.

BOSTON COMMON INVESTMENTS,
LLC

By: 

Albert W. Bussink, Manager

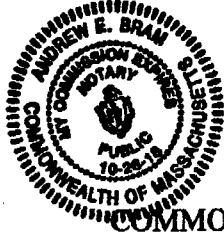
By: 

Michael R. Devos, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 7th day of February, 2012, before me, the undersigned notary public, personally appeared Albert W. Bussink, whose identity was proved to me through ☒ personal knowledge ☐ oath or affirmation of _____ who personally knows the signatory ☐ viewing of the signatories valid driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that the signatory signed it voluntarily for its stated purpose.



Andrew E. Bram
 Notary Public: ANDREW E. BRAM
 My Commission Expires: 10-26-2018

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 7th day of February, 2012, before me, the undersigned notary public, personally appeared Michael R. DeVos, whose identity was proved to me through ☒ personal knowledge ☐ oath or affirmation of _____ who personally knows the signatory ☐ viewing of the signatories valid driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that the signatory signed it voluntarily for its stated purpose.



[Signature]
 Notary Public:
 My Commission Expires: 3-2-18



THE COMMONWEALTH OF MASSACHUSETTS

City of New Bedford

CITY OF NEW BEDFORD

APPLICATION FOR A LICENSE TO BUY, SELL, EXCHANGE
OR ASSEMBLE SECOND HAND MOTOR VEHICLES
OR PARTS THEREOF

I, the undersigned, duly authorized by the concern herein mentioned, hereby apply for a
class license, to Buy, Sell, Exchange or Assemble second hand motor vehicles or parts thereof, in accordance with the provisions of
Chapter 140 of the General Laws.

1. What is the name of the concern? JOE'S AUTO MAIL, INC.

Business address of concern. No. 548 BELLEVILLE AVENUE St.,
..... NEW BEDFORD, MA. City - Town.

2. Is the above concern an individual, co-partnership, an association or a corporation? CORPORATION

3. If an individual, state full name and residential address.

N/A

4. If a co-partnership, state full names and residential addresses of the persons composing it.

N/A

5. If an association or a corporation, state full names and residential addresses of the principal officers.

President JOSE S. ADAS 9 MARY ANN WAY, DORMOUTH, MA

Secretary JOSE S. ADAS 9 MARY ANN WAY, DORMOUTH, MA

Treasurer JOSE S. ADAS 9 MARY ANN WAY, DORMOUTH, MA

6. Are you engaged principally in the business of buying, selling or exchanging motor vehicles? YES

If so, is your principal business the sale of new motor vehicles? YES BUT NOT AT THIS LOCATION

Is your principal business the buying and selling of second hand motor vehicles? YES AT THIS LOCATION

Is your principal business that of a motor vehicle junk dealer? NO

7. Give a complete description of all the premises to be used for the purpose of carrying on the business.

THE PREMISES IS SITUATED AT THE NORTHEAST CORNER
OF HATFIELD STREET AND BELLEVILLE AVENUE (N.B. ASSESSORS
MAP 105 LOT 167 CONTAINING 1.8 ACRES[±]) THE SOUTHERLY PORTION OF
THE LOT WILL BE BLACKTOPPED AND FENCED IN. THE AUTOS WILL BE
STORED WITHIN THE FENCED IN AREA. SEE PLAN ATTACHED.

8. Are you a recognized agent of a motor vehicle manufacturer? YES
(Yes or No)

If so, state name of manufacturer KIA

9. Have you a signed contract as required by Section 58, Class 1? YES
(Yes or No)

10. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? YES
(Yes or No)

If so, in what city - town NEW BEDFORD, DARTMOUTH AND SWANSEA

Did you receive a license? YES For what year? PRESENTLY HELD IN ABOVE LOCATIONS.
(Yes or No)

11. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts
thereof ever been suspended or revoked? NO.
(Yes or No)

HOME # (508) 328-7723

Sign your name in full [Signature]
(Duly authorized to represent the concern herein mentioned)

Residence 9 MARY BUN WAY, DARTMOUTH, MA. 02747

BUSINESS # (508) 994-3381

IMPORTANT

EVERY QUESTION MUST BE ANSWERED WITH FULL
INFORMATION, AND FALSE STATEMENTS HEREIN MAY
RESULT IN THE REJECTION OF YOUR APPLICATION OR THE
SUBSEQUENT REVOCATION OF YOUR LICENSE IF ISSUED.

Note: If the applicant has not held a license in the year prior to this application, he must file a duplicate of the application with the registrar.

(See Sec. 59)



CITY OF NEW BEDFORD, MASSACHUSETTS
CLERK OF COMMITTEES OFFICE - ROOM 213 - CITY HALL

PETITION FOR A SPECIAL PERMIT FOR MOTOR VEHICLES:

☒ SALES AND RENTALS ☐ BODY REPAIR ☐ GENERAL REPAIR ☐ LIGHT SERVICE

TO: CLERK OF COMMITTEES APPLICATION NO. _____ Date: _____ **PAGE 1**

The undersigned petitions the City Council to grant a SPECIAL PERMIT in the manner and for the reasons hereinafter set forth under the provisions of the Zoning Ordinance to the following described premises:

Owner/Landlord Boston Common Investments LLC Pursuant to Auction Agreement
Full Name and/or Company Address (Attach copy of Certificate of Title or Deed.)
WINT BELLEVILLE REALTY CORP OF 56 REGENT ST., CAMBRIDGE, MA.

OTHER Owner(s)/Landlord(s) (if applicable) _____

Lessee PROPOSED BUYER: JOSE A. ADAS 23A RTE. 6 AUTO MALL
Full Name and/or Company Address
(Attach copy of Lease or Tenant Agreement and Notarized letter from owner to tenant or buyer for application for this permit - on Letterhead and/or copy of Purchase & Sale Agreement or lease, where applicable.)

OTHER Lessee(s) (if applicable) N/A

Location of Premises N/E CORNER HATHAWAY ST. AND BELLEVILLE AVENUE
Street Number Name of Street

Assessor's Plot 105 167 1902 12
Plot No. Lot No. Book No. Page No.

Dimensions of Lot 112' 163.78' 20,221
Frontage Depth Area Sq. Ft.

Zoning District(s) in which premises are located BUSINESS

Premises in present ownership since 9/5/1984
Date of Purchase

Number of buildings on lot NONE

Size of existing buildings N/A

Size of proposed buildings N/A

Present use of premises VACANT LAND/FORMER MANUFACTURING SITE

Proposed use(s) and Number of Cars/People on Premises at any given time (Adequate Parking): _____

Extent of proposed alterations BLACKTOP SITE FOR AUTO STORAGE/FENCE IN AROUND OF SITE.

Explain the need for the SPECIAL PERMIT and what changes are proposed?
PROPERTY IS ZONED BUSINESS AND MOTOR VEHICLE SALES ARE SUBJECT TO CITY COUNCIL APPROVAL.

Have plans been submitted to the Department of Inspectional Services? NO
(Recorded Plans, accurately scaled as required by the D.I.S., must be included with this application.)

Has the Commissioner of the Department of Inspectional Services refused to issue a permit? NO
If so, Reason: _____

A non-refundable filing fee is required when submitting the application, payable by check or money order to the City of New Bedford. The filing fee will not be refunded regardless of whether or not the petition is granted. The fee covers the cost of processing the decision, including advertising and the mailings. Incomplete or improperly filed applications will be returned to the applicant for resubmission.

A Certified Abutter's list must also accompany this application, which must be compiled in the Planning Department and Certified at the Assessor's Office. M.G.L. Ch. 40, mandates advertising request two times prior to the scheduled hearing date. Advertising will be in the Standard-Times.

FEE SCHEDULE AS OF JULY 2007: \$700.00 FOR FIRST 10,000 SQ. FT. PLUS \$100.00 EVERY ADDITIONAL 10,000 SQ. FT.

PETITION FOR A SPECIAL PERMIT FOR MOTOR VEHICLES -

☒ SALES AND RENTALS ☐ BODY REPAIR ☐ GENERAL REPAIR ☐ LIGHT SERVICE

TO: CLERK OF COMMITTEES APPLICATION NO. _____ Date: _____ **PAGE 2**

All applications must be filled out completely and be submitted with the required drawings. Attach required drawings or proposed plans to this Petition. Must be done in **BLACK INK** to produce legible copies. If Petition is granted, the plans are specific to the plans submitted unless the City Council states otherwise.

Must provide Site Plan identifying positioning of existing structures. Must show footprint and dimensions. Show Rear, Front and Side Distances between Structure and Boundary Lines. Must provide separate site plan showing proposed alterations or additions with side, front and rear set property lines identified.

By signing this application, the Petitioner is stating that they have read and understand this Application and the accompanying instructions and information. Also, if granted, that the Special Permit needs to be recorded and acted on within one year.

I have read and understand this application and the accompanying instructions and information.

Respectfully submitted:

(Although not a requirement of submission, you may wish to contact an attorney to help you with your application and Public Hearing.)

Owner(s)
Signature Boston Common Investments LLC
(Must be signature of current owner on record)

Represented by:
Signature By Christopher T. Saunders, Esq

Proposed Buyer: Rte. 6 Auto Mall
Lessee(s)
(If Corporation, must have letter on Letterhead
Authorizing person to sign on Corporation's behalf.)

700 Pleasant St
New Bedford, MA 02740
(If Corporation, must have letter on Letterhead
Authorizing person to sign on Corporation's behalf.)

Address 547 Belleville Ave., New Bedford
City/State/Zip Code MA 02744 City/State/Zip Code _____

Telephone No. (Home) (508) 994-3381 (Business) _____

Other Owner(s) N/A

Address N/A
City/State/Zip Code _____ City/State/Zip Code _____

Telephone No. (Home) N/A (Business) _____

I ☒ do not consent to the above application. I suggest the following conditions be included in application:

David Kennedy 11-14-11
City Planner Date

I ☒ do not consent to the above application. I suggest the following conditions be included in application:

Site plan Review Section 5410 - 5490B Chapter 9 Comprehensive Zoning
James J. Romanowski 11-14-11
Dept. of Inspectional Services Commissioner Date

I do/do not consent to the above application. I suggest the following conditions be included in application:

MUST APPLY FOR CLASS II LICENSE (APPROX) PRIOR TO USE
[Signature] 11/14/11
Licensing Board Clerk Date

I do/do not consent to the above application. I suggest the following conditions be included in application: (General, and Body Repairs & Light Service Only)

[Signature] 11/15/11
Dept. of Public Infrastructure Commissioner Date

I ☒ do not consent to the above application. I suggest the following conditions be included in application:
(Petroleum: Any on Premises; if so, Tanks only - Above or Underground?; Prior Use?; Use to be Continued?)

[Signature] 11-15-11
City Clerk Date

